

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Send Tax Notice To: David I. Beauchaine  
name

5236 Harvest Ridge Lane  
address

Birmingham, AL 35242

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY EIGHT THOUSAND FIVE HUNDRED AND NO/100-----  
----- DOLLARS (\$168,500.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
James Stephen Brown and wife, Alice K. Brown

(herein referred to as grantors) do grant, bargain, sell and convey unto David I. Beauchaine and wife, Suanne B. Beauchaine

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

Lot 77, according to the survey of Meadow Brook, 11th Sector, as recorded in  
Map Book 9, Page 6 A & B, in the Probate Office of Shelby County, Alabama;  
being situated in Shelby County, Alabama.

Subject to current taxes, easements, restrictions and covenants of record,  
mineral and mining rights.

\$ 134,450.00 of the purchase price was provided by a mortgage loan closed  
simultaneously herewith.

Inst # 1992-27545

11/19/1992-27545  
01:50 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 42.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention  
of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees  
herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not  
survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs  
and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted  
above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and  
administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 16th  
day of November, 19 92.

\_\_\_\_\_  
(Seal) James S. Brown (Seal)  
\_\_\_\_\_  
(Seal) Alice K. Brown (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, Lamar Ham, a Notary Public in and for said County, in said State, hereby certify that  
James Stephen Brown and wife, Alice K. Brown  
whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 16th day of November A.D., 1992

Lamar Ham Notary Public  
MY COMMISSION EXPIRES NOVEMBER 9, 1993